



**PARKING
EXPANSION
AVAILABLE**

+/- 121,466 SF Cold Storage Facility

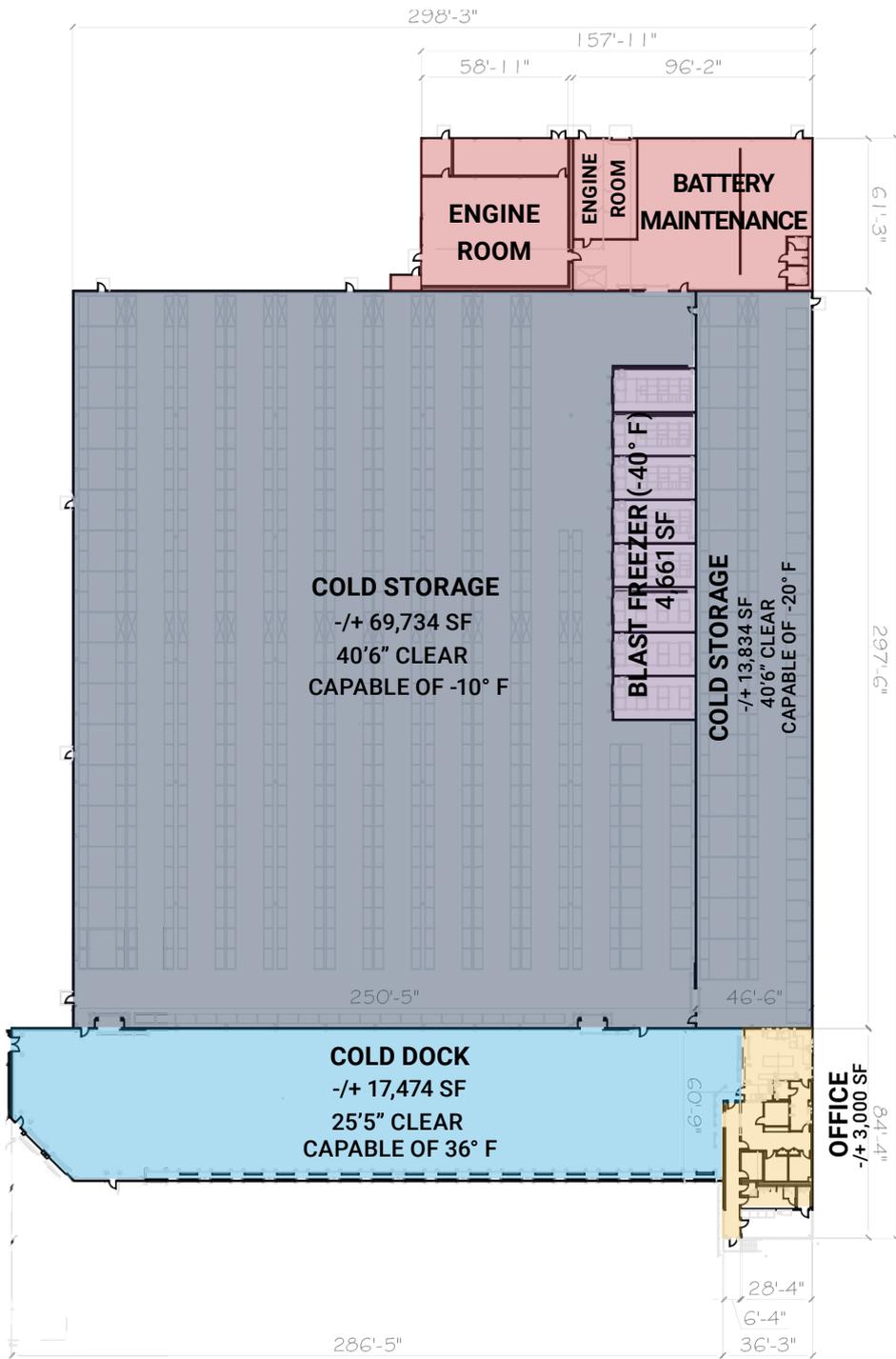
1125 Newton Way, Summerville, SC

Flexible temperature capabilities

Fully Racked for Turnkey Occupancy

Available Summer 2026

Floor Plan



- + Fully Racked
- + Blast freezing capable of -40° F
- + Warehouse capable of -20° F
- + NH3 system supports warehouse; CO2 system supports blast
- + Site allows for employee or trailer parking expansion, as well as building expansion

Property Features

Available SF	+/- 121,466
Cold Storage SF	+/- 83,568 (two rooms; can be cooler)
Blast Freezer SF	+/- 4,661
Cold Dock SF	+/- 17,474
Office SF	+/- 3,000
Clear Height	40'6" warehouse; 25'5" cold dock
Pallet Positions	+/- 10,438
Dock Doors	18
Refrigeration System	Ammonia & CO2
Underfloor Heat	Glycol
Sprinkler System	Dry pipe; in rack sprinklers
Lighting	LED
Parking	58 employee +/- 15 trailer Significant trailer & employee parking expansion available



Situated between two (2) interstate interchanges



Interstate frontage and visibility



Excellent proximity to the ports and I-26



Located in Summerville one of the fastest growing communities in the Southeast

Location Story

Located in the heart of one of South Carolina's fastest-growing communities, 1125 Newton Way sits perfectly between two key I-26 interchanges. This prime location in Summerville bridges the gap between the Port of Charleston and a booming local population. Businesses here benefit from a decade of regional expansion, gaining access to a deep labor pool and the world-class amenities.

Walmart 



NEXTON

SUMMERVILLE



NORTH CHARLESTON

DOWNTOWN CHARLESTON

DISTANCE TO INTERSTATES

I-26:	2.0 mile
I-526:	22.5 miles

DISTANCE TO PORTS

NIWC:	20.7 mile
North Charleston Terminal:	22.0 miles
Hugh Leatherman Terminal:	24.8 miles
Wando Welch Terminal:	30.3 miles

KEY TRANSPORTATION

Norfolk Southern & CSX:	9.2 miles
CHS Int Airport:	20.5 miles

NEARBY TENANTS

Volvo Manufacturing:	8.1 miles
Walmart Distribution:	10.4 miles
Daimler Mercedes Benz Vans:	13.9 miles
Bosch:	18.3 miles
Boeing Final Assembly:	20.5 miles

About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry’s toughest challenges. And it’s those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we’re built to solve. For more information on CenterPoint Properties, visit centerpoint.com, follow [@centerpointprop](https://twitter.com/centerpointprop) on Twitter or engage with us on [LinkedIn](https://www.linkedin.com/company/centerpoint/).

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